



VERIFICATION OF PROPERTY CONDITION
(BUYER FINAL INSPECTION)
(C.A.R. Form VP, Revised 12/21)

Property Address 736 San Carlos, El Granada, CA 94018

- 1. A. The purpose of this inspection is to satisfy Buyer regarding the condition of the Property.
B. Unless Otherwise Agreed, Buyer and Seller understand and agree that a final inspection is not a contingency of this Agreement.
C. The Parties agree to hold Broker(s), Associate-Licensee(s) or brokerage employees harmless from any liability, claims, demands, damages or costs arising out of the contractual obligations of Buyer and Seller concerning the condition of Property.
2. Buyer acknowledges that:
A. Property is in substantially the same condition as on the date of acceptance of the offer to purchase/sell; and
B. Seller has completed any repairs, alterations, replacements or modifications as agreed to by Buyer and Seller with the following exceptions:

Property condition could not be fully verified as a result of owner's possessions still in home, under the house, and in the garage. The owner was wearing a facemask and seemed distraught and unable to fully answer questions. We were told movers had come and gone. The garage was full of misc items. Many boxes, computer monitor or tv, tools and ladders, cabinets and ?? We did not sort through anything or move anything. Outside by garbage cans were several garbage bags. Did not open garbage cans. Inside home there were misc items piled on kitchen floor. Food still in fridge and freezer. Food spilled around stove. Pans and dirt in kitchen sink. Did not open kitchen drawers. Dog beds in living room, plants left inside and outside. Dirt/dust/dog hair, misc grime etc everywhere. One shelf leaning on living room wall while another still attached. On the deck off the living room was a large heat lamp previously agreed would be removed. There was something at bottom of the stairs that at first looked like termite damage. (the agent) touched it and quickly realized it did not appear to be termite dust but possibly melted dog food or more likely throwup. Pile of items sitting in window at front door. Strong odor downstairs. Misc items in the first bedroom were on the floor and below the window and a large wrapped item leaning on wall. In bathroom misc bathroom items. The sinks and toilets in all bathrooms are filthy. The office room had fewer items but very dirty floors. Floors were dirty everywhere and in the primary bedroom was an extra large pile of dog feces. This room especially smelled terrible. Something brown was smeared on wall leading to bathroom. The primary bath had a stain on the floor. Looking a little closer at it, I was hopeful it was not a permanent stain but something spilled there or possibly another dog accident. On the primary bath wall below and to the left of the window was pealed paint from some item that had been removed. In the room under the house it appeared nothing had been removed. Full of misc items and boxes. There was dog feces all around the backyard. Buyers were visibly stressed and had to sit down to try and process what they had just seen.

The evaluation of the condition of the Property, including any items listed above, is based upon a personal inspection by Buyer and/or tests, surveys, inspections, or other studies performed by inspector(s) selected by Buyer.

OR (if checked):

- 3. [ ] Buyer waives the right to conduct a final verification of property condition. If Buyer does not verify the property's condition, Buyer is acting against the advice of the Broker.

Receipt of a copy is hereby acknowledged.

Buyer \_\_\_\_\_ Date \_\_\_\_\_
Buyer \_\_\_\_\_ Date \_\_\_\_\_
Seller \_\_\_\_\_ Date \_\_\_\_\_
Seller \_\_\_\_\_ Date \_\_\_\_\_

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REAL ESTATE BUSINESS SERVICES, LLC.
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525 South Virgil Avenue, Los Angeles, California 90020



VP REVISED 12/21 (PAGE 1 OF 1)

VERIFICATION OF PROPERTY CONDITION (VP PAGE 1 OF 1)